

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State:	20		
% of Funds Committed	93.52 %	93.17 %	15	96.45 %	22	22
% of Funds Disbursed	76.54 %	84.99 %	18	87.93 %	11	7
Leveraging Ratio for Rental Activities	0.95	3.19	13	4.73	20	16
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.92 %	1	83.38 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	69.60 %	68.80 %	13	70.15 %	39	40
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	80.95 %	87.48 %	12	80.67 %	40	41
% of 0-30% AMI Renters to All Renters***	38.10 %	52.41 %	16	45.30 %	36	35
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.24 %	97.50 %	16	95.32 %	31	30
Overall Ranking:			In State:	18 / 20	Nationally:	33 28
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$9,753	\$26,390		\$26,635	21 Units	12.30 %
Homebuyer Unit	\$32,928	\$17,384		\$14,938	145 Units	84.80 %
Homeowner-Rehab Unit	\$16,714	\$22,621		\$20,675	5 Units	2.90 %
TBRA Unit	\$0	\$5,889		\$3,216	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Warren MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,966	\$72,420	\$23,092
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	2.9 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	95.0	81.9	100.0	0.0	Single/Non-Elderly:	10.0	27.1	0.0	0.0
Black/African American:	0.0	11.8	0.0	0.0	Elderly:	5.0	0.0	80.0	0.0
Asian:	0.0	1.4	0.0	0.0	Related/Single Parent:	55.0	25.0	20.0	0.0
American Indian/Alaska Native:	5.0	1.4	0.0	0.0	Related/Two Parent:	20.0	30.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	10.0	17.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.7	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	2.1	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	20.0	26.4	40.0	0.0	Section 8:	25.0	0.0 [#]		
2 Persons:	20.0	24.3	60.0	0.0	HOME TBRA:	0.0			
3 Persons:	20.0	21.5	0.0	0.0	Other:	5.0			
4 Persons:	15.0	13.2	0.0	0.0	No Assistance:	70.0			
5 Persons:	5.0	9.7	0.0	0.0					
6 Persons:	20.0	2.8	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	2.1	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				16

* The State average includes all local and the State PJs within that state

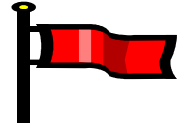
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Warren State: MI Group Rank: 33
 (Percentile)
 State Rank: 18 / 20 PJs Overall Rank: 28
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	69.6	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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